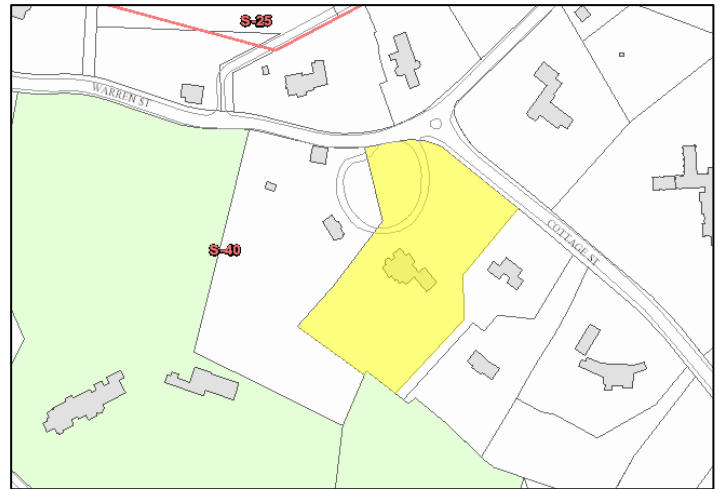


# Brookline Preservation Commission

## Demolition Application Report

Address: 222 Warren Street  
Applicant: Warren Cottage Ventures LLC  
Building Type: House (Full)  
National Register Listing (if Applicable): Green Hill NRD



### Historical/Architectural Significance:

The residence at 222 Warren Street was built for Samuel G. Perkins, a merchant and avid horticulturalist, who resided at 25 Cottage Street. The construction date for the home is uncertain; the rear ell has been tentatively dated to c. 1844 and the home appeared in real estate transactions by 1851. After changing hands several times in the 1850's, the home was purchased by Francis A. White and his wife Caroline Barrett. The couple had four children; the youngest, Sophia Buckland, married John Charles Olmsted in 1899. John and Sophia began their family in a rented house at 16 Warren Street, moving to 222 Warren in 1918 after completing renovations.

John Charles Olmstead was born in 1852 in Switzerland, returning to the U.S. the next year. His father, John Hull Olmsted died in 1857 of tuberculosis. In 1859, his mother Mary Cleveland Bryant Perkins married Frederick Law Olmsted and the family moved to a house near Central Park in New York City, which was under construction at the time. John Charles was educated at Yale Scientific School and began his professional career as an apprentice in his step-father's New York office. By 1884, when the firm moved to Brookline, John Charles was a full partner. Subsequently the firm grew to include Henry S. Codman and Charles Elliot. After Frederic Law Olmsted's retirement and the death of Codman & Elliot, John Charles and his younger half-brother Frederic Law Olmsted Jr. formed the successor firm, Olmsted Brothers in 1898. John Charles was the senior partner in this firm until his death in 1920. He also served as the first president of the American Society for Landscape Architects and was active in the formation of the Boston Society for Landscape Architects.

John Charles Olmsted's significant works include the Boston park system, the landscaping and renovation of Fairsted (offices of Frederic Law Olmsted) at 99 Warren Street in Brookline, park systems in Portland Maine, Portland Oregon, Seattle and Spokane Washington as well as residential and commercial area designs for Louisville, Dayton and northwest

Washington DC to name a few. By the end of his career his commissioned works numbered over 3,500. According to the National Association for Olmsted Parks, he was “a respected leader in the landscape and early planning professions, leaving a profound mark on the land, often unrecognized today... a lasting legacy of public and private designs across the country which melded a picturesque aesthetic and pragmatic planning.”

It was no accident that John Charles Olmsted chose the house next door to 25 Cottage, then the home & studio of HH Richardson for his residence. The location, just down the street from Frederic Law Olmsted’s own home and studio was at the center of a vibrant neighborhood of architects actively engaged in reshaping the city landscape in Boston and across the country. It was HH Richardson, a friend and colleague of Frederick Law Olmsted from their days living in Staten Island, who introduced his father to the idea of living in Brookline.

The home at 222 Warren Street is an eclectic mix of architectural styles, evidence of the many renovations it underwent through the years. The rear ell, a simple 2-story structure with a gently pitched gable roof, exhibits elements of Georgian influence with 2<sup>nd</sup> floor windows tucked under the eaves. A three story crested tower with intricate slate patterns in the mansard slate roof anchors the right side of the front elevation, the mass of the tower balanced by a flared gambrel cross gable set at to the left at the same plane as the tower. A flat roofed first story bay with exquisite curved glass windows provides a 2<sup>nd</sup> floor balcony for the tower. The door, inset between the two, has side lights and decorative brackets under the sweeping copper roof that protects the entrance. This unusual composition is a blend of Victorian Second Empire and Queen Anne influences. The flared gambrel roofline echoes the curve of the tower, asymmetrical yet balanced. Decorative brackets line the boxed eaves of this portion of the house. By 1907, further renovations had added small single-story flat roofed rooms to the south elevation, currently used as sun rooms with large windows. Other changes include the raising of the rear ell roof 2’ in 1910 and the 1916 renovation by John Charles Olmsted which included two additions to the south elevation and interior renovations. The windows in both the rear ell and front section of the house have projecting sills with small feet, suggesting that the trim was altered uniformly during one of the renovations (possibly 1916).

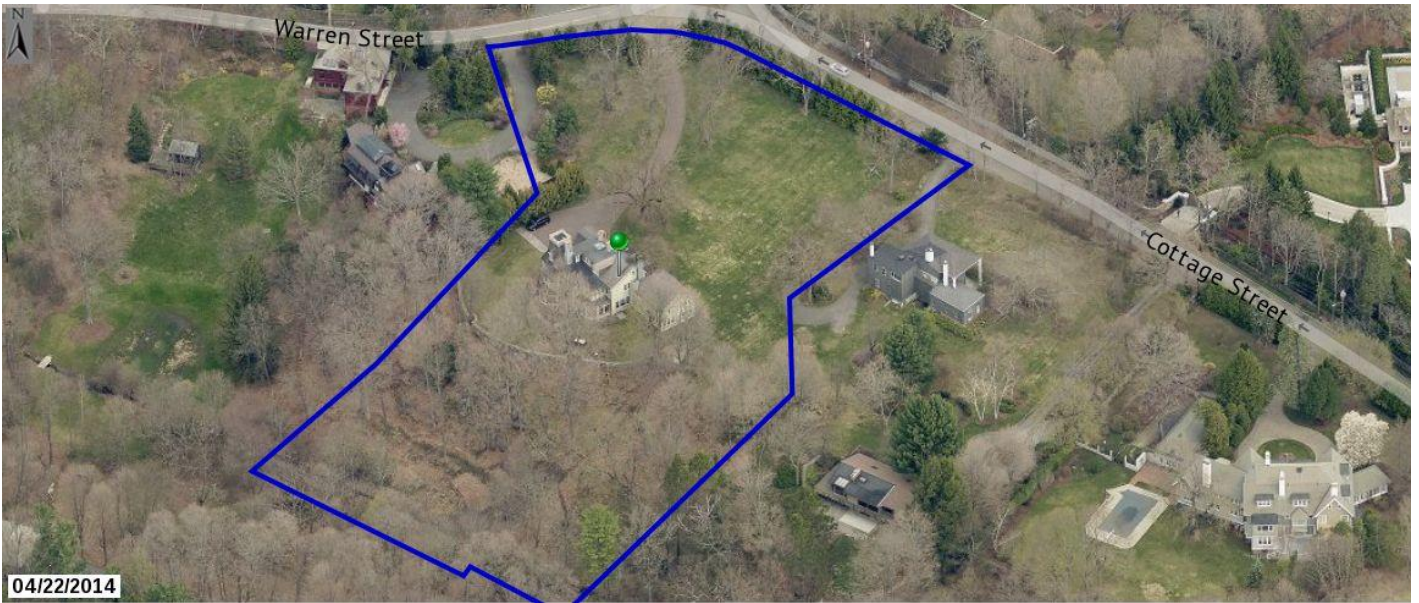
The house at 222 Warren Street meets the following criteria for an initial determination of significance:

- b. The building is listed on or is within an area listed on the National or State Registers of Historic Places; is eligible for listing on the National or State Registers of historic places; or is a building for which a preliminary determination of eligibility has been made by the Massachusetts Historical Commission;
- c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth; and
- d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The building at 222 Warren Street retains integrity of location, design, setting, feeling, materials, and workmanship.



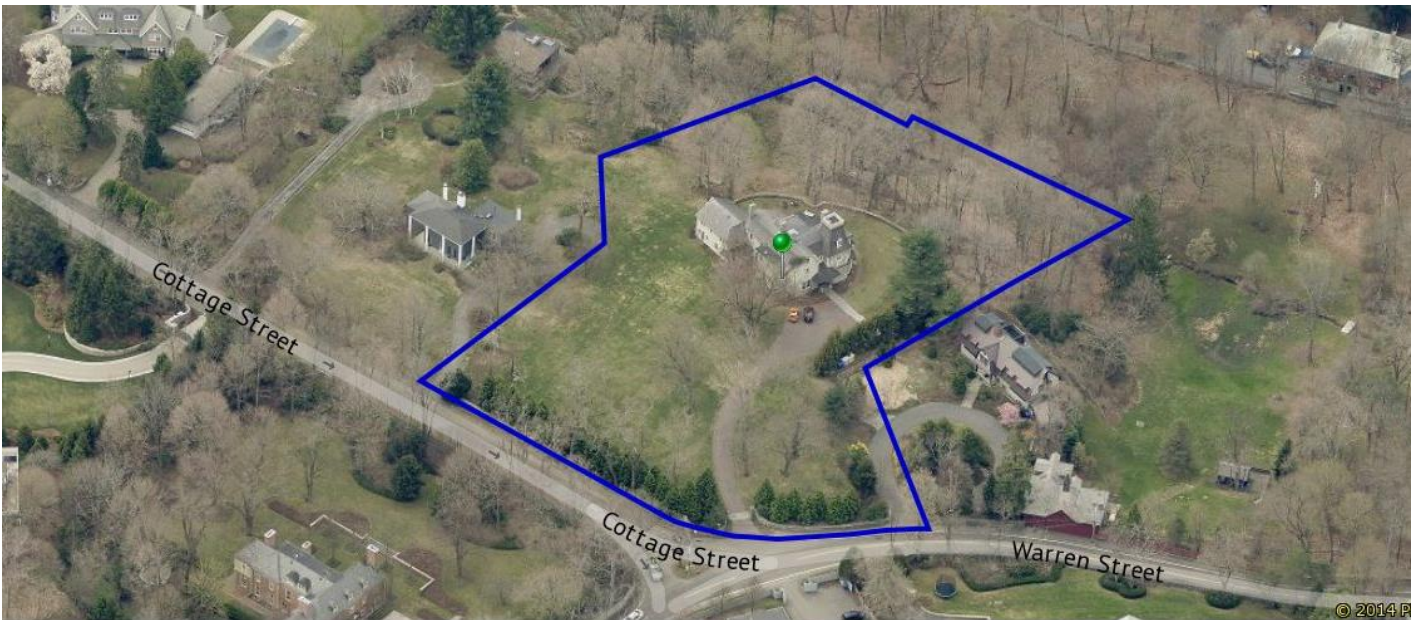
Aerial view of 222 Warren Street, looking east.



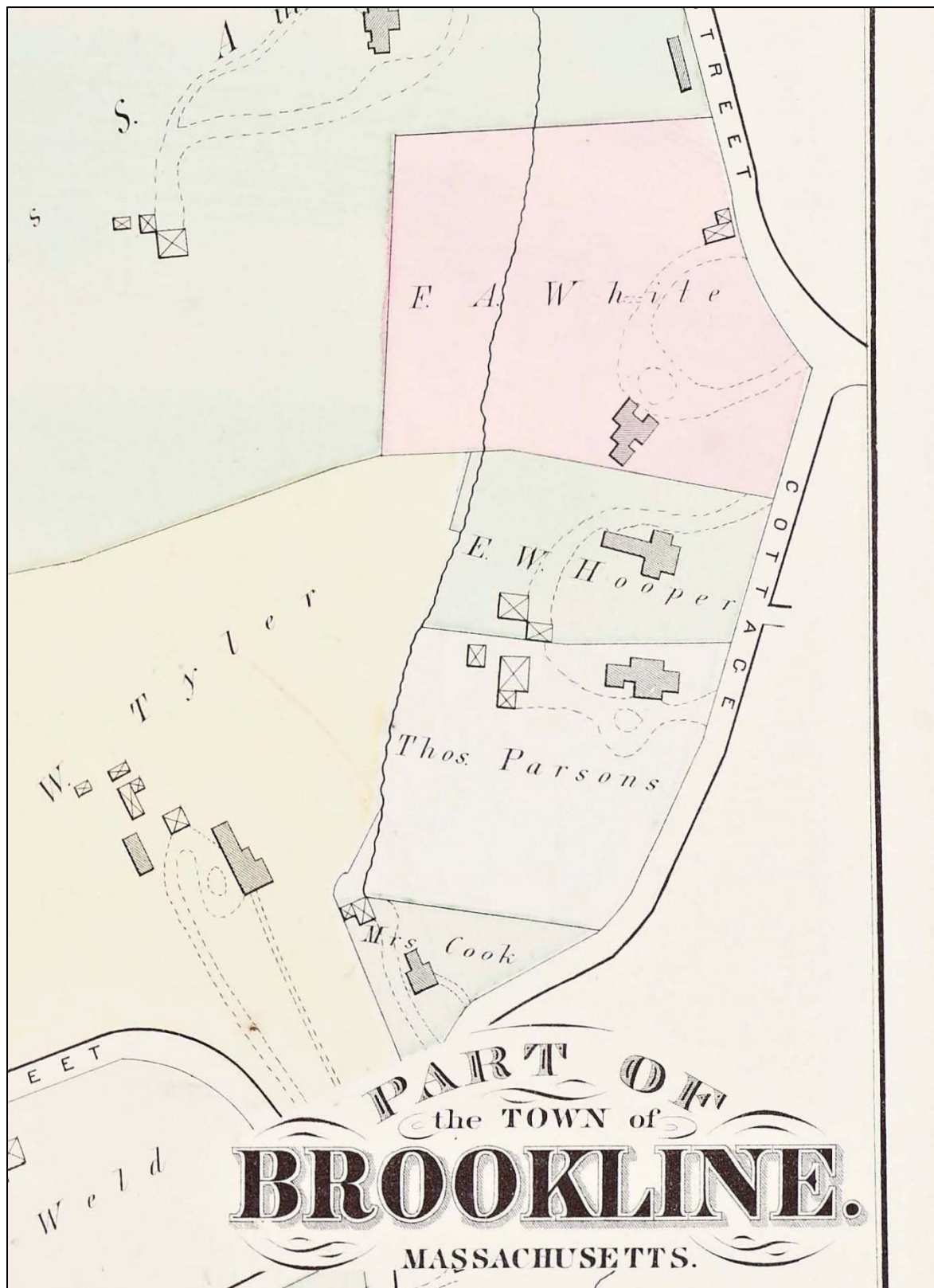
Aerial view of 222 Warren Street, looking north.



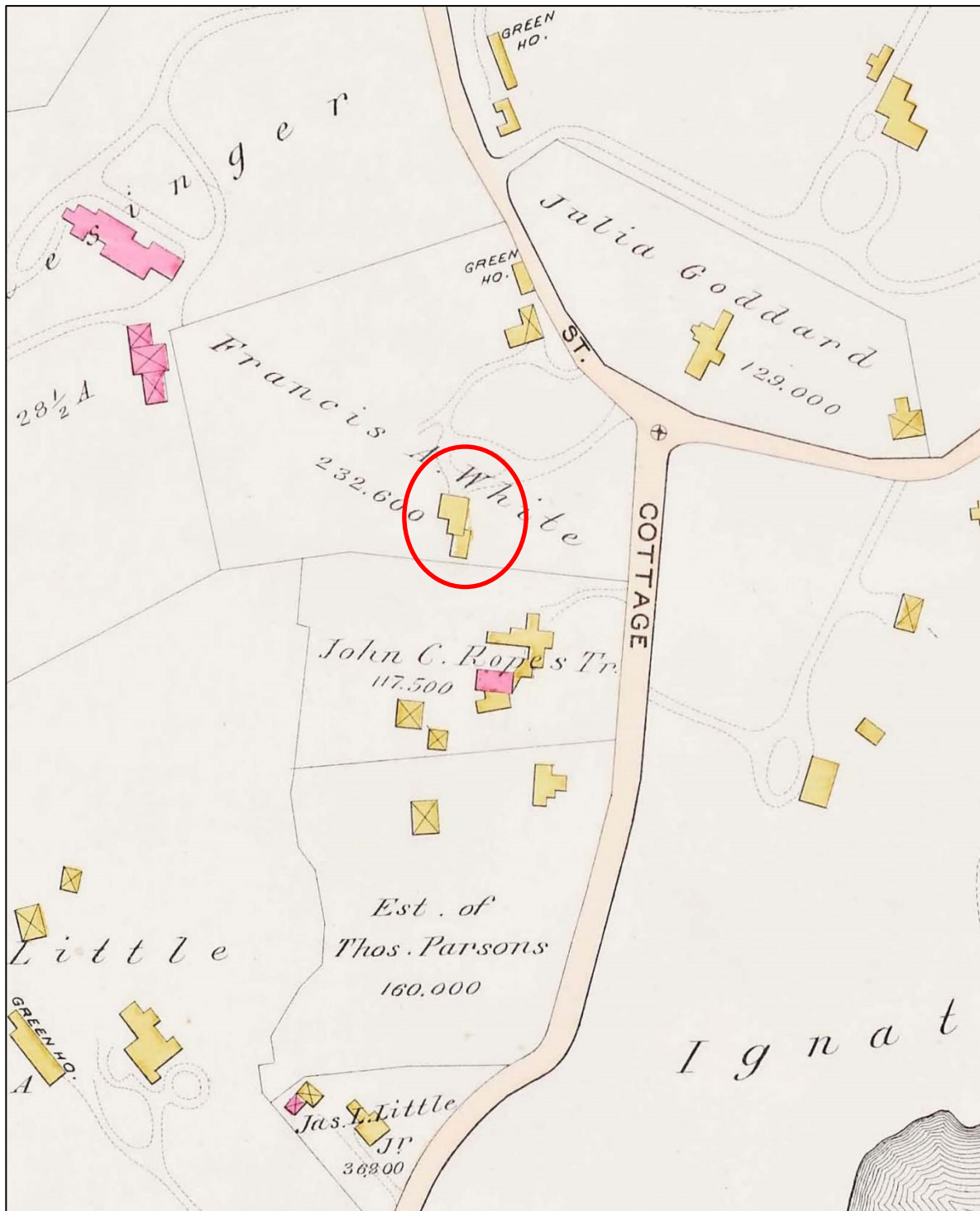
Aerial view of 222 Warren Street, looking west.



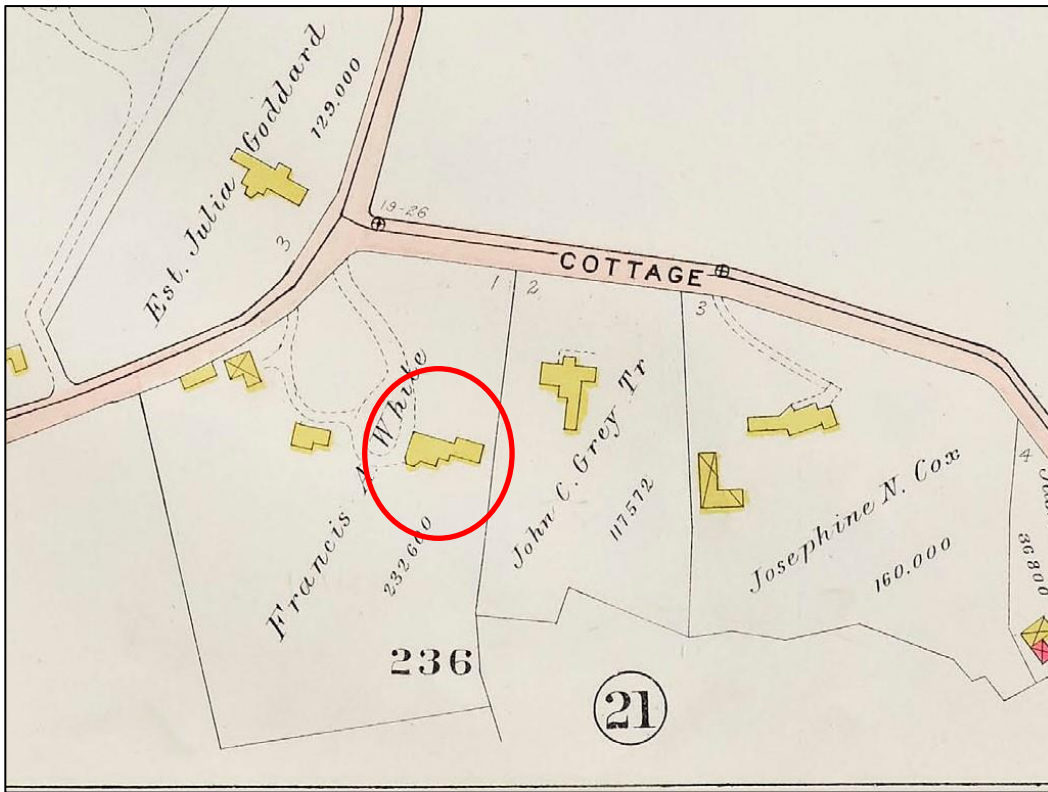
Aerial view of 222 Warren Street, looking south.



1874 G.M.  
Hopkins Town of  
Brookline Atlas,  
showing 222  
Warren St. owned  
by F.A. While

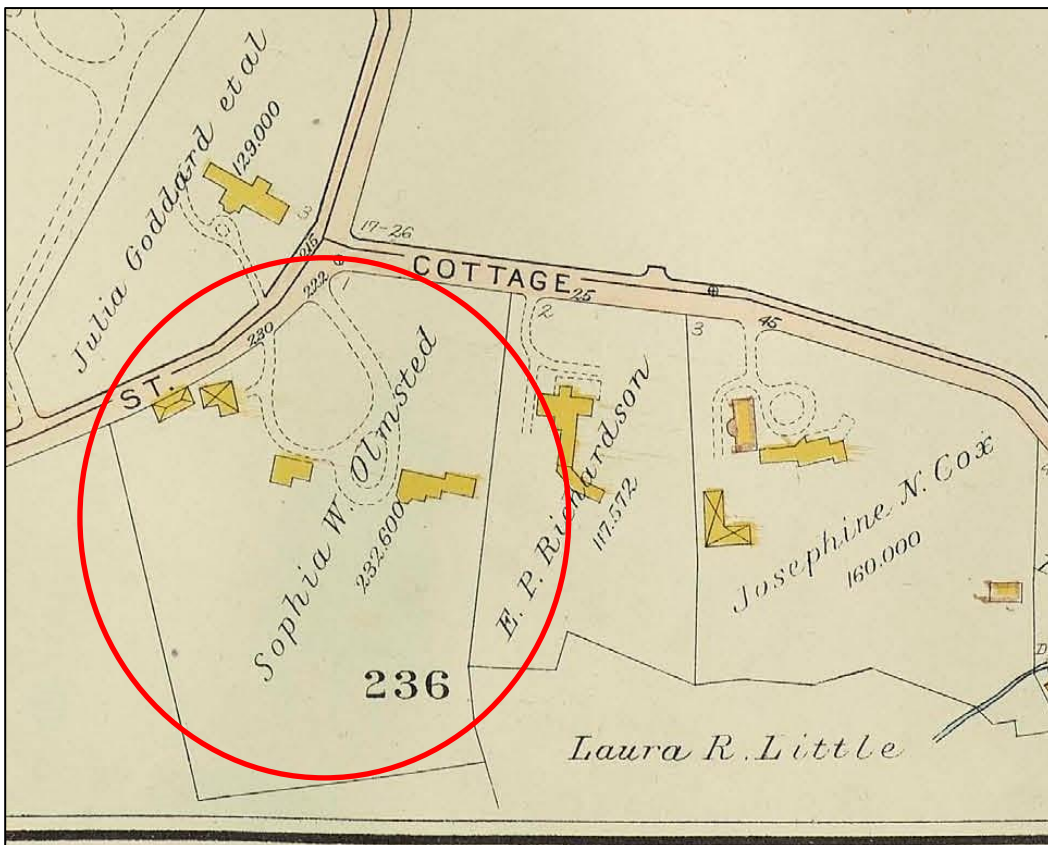


1893 G.W. Bromley Town of Brookline Atlas showing 222 Warren Street owned by Francis A. White



1907 G.W. Bromley Town of Brookline Atlas, showing additions to the south elevation (top)

1919 G.W. Bromley Town of Brookline Atlas, showing 222 Warren owned by Sophia Olmsted (bottom)





Front elevation, 222 Warren Street (top); southwest corner (bottom)





South elevation





East elevation





North elevation

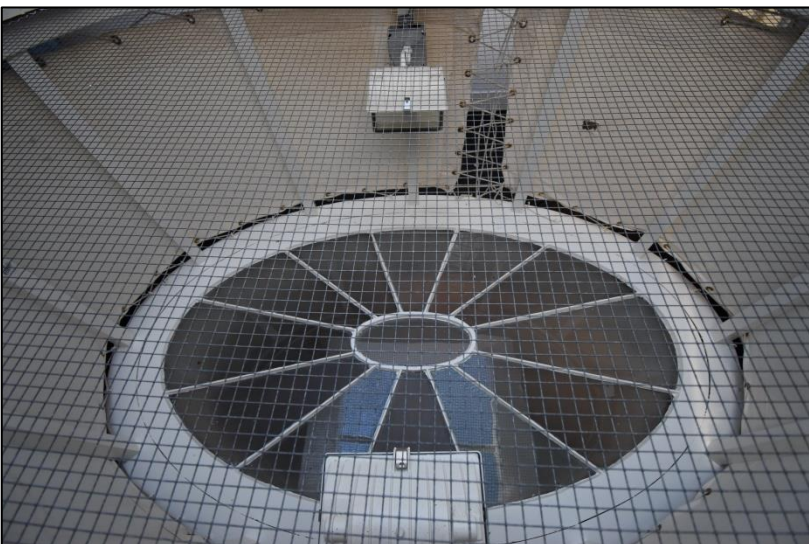


Main Stair





Daylighting, main stair











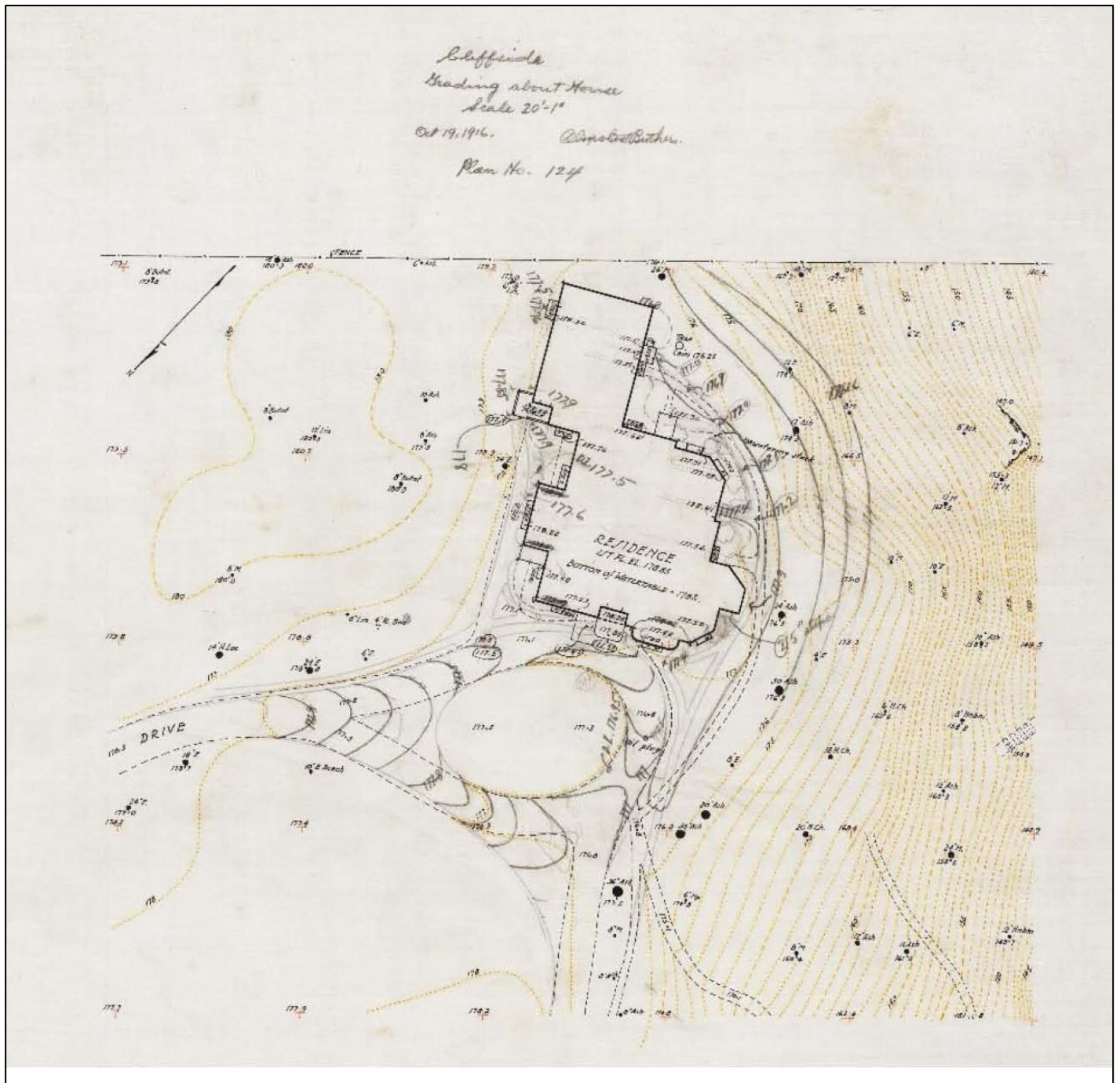




2<sup>nd</sup> Floor sleeping  
porch with accordion  
doors



Detail view of built-in interior storm windows, sleeping porch



Plan #6323-124 "Cliffside, J.C. Olmsted Estate, grading about House." Olmsted Brothers, Landscape Architects, October 19, 1916. Courtesy of National Park Service, Frederick Law Olmsted National Historic Site. Provided by the Friends of Fairsted.



Plan #6323-124 "Sophia W. Olmsted (Mrs. John C. Olmsted) 222 Warren St., Brookline, Alterations and Additions, Southwest Side Elevation." Olmsted Brothers, Landscape Architects, March 24<sup>th</sup>, 1916. Courtesy of National Park Service, Frederick Law Olmsted National Historic Site. Provided by the Friends of Fairsted.